

**83 Manyhorses Drive
Rural Rocky View County, Alberta**

MLS # A2141418



\$849,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,638 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.39 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Native Plants, Wooded		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	See Remarks, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Manufactured Floor Joist, Post & Beam, Silent Floor Joists, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Wood Windows		
Inclusions:	NA		

Renovated, Newly developed basement , Loft in oversized garage , 5 Bedrooms, 3 bathrooms. Nestled in the serene community of Redwood Meadows, this one-of-a-kind (Douglas Fir), TIMBER FRAME home is a true masterpiece of EUROPEAN CRAFTSMANSHIP. The residence showcases exquisite handcrafted timber framing with embellished hammer beam trusses, custom millwork throughout, and intricate hand-carved details.. The exterior is equally stunning, featuring copper eaves, downspouts, and a fireplace cap, complemented by rock finishes and a charming rock arch leading to the side walkway and the backyard. Recently renovated and modernized while preserving its unique character and charm, this home impresses from the moment you step inside. With 5 bedrooms, 3 baths and 3149.2 sf of developed living space. The main entrance reveals a spectacular beamed vaulted ceiling and an open floor plan with abundant large windows that flood the space with natural sunlight. The chef's kitchen is a highlight, boasting custom cabinetry, exquisite granite countertops, a breakfast bar, island with storage, a walk-in pantry, and top-of-the-line appliances including a JennAir commercial gas six-burner stove with double ovens, a KitchenAid side-by-side large fridge and freezer, a stainless commercial-grade hood fan, a KitchenAid dishwasher, wine fridge, and microwave. The living area features a handcrafted wood-burning fireplace, perfect for cozy gatherings, and a spacious dining area with patio doors that lead to a south-facing deck and yard. The oversized primary bedroom offers a tranquil corner sitting area overlooking the private yard and woods, along with a beautifully renovated en suite bath. Two additional spacious bedrooms and another renovated full bath complete the main level, which is adorned with beautiful hardwood floors that extend

to the lower level stairs. The fully renovated lower level features wide plank vinyl flooring throughout and offers a huge family room, a recreation area, two additional bedrooms with a Jack and Jill bathroom, a den/office area, and a workshop or storage space. Modern conveniences include high-efficiency furnace and hot water tanks, and a laundry area with a washer and dryer. The oversized garage includes stairs leading to a loft area, offering loads of potential. This unique property is a blend of timeless craftsmanship and modern luxury, ready to welcome you home.